Town of East Haddam
Redevelopment Agency
January 12, 2023
Adopted January 26, 2023

1. CALL TO ORDER
Chair Kolek called the meeting to order at 7:00 p.m. at the Municipal Office Complex and the Pledge of Allegiance was recited.

ATTENDANCE
Redevelopment Agency Members: Melanie Kolek, Andrew Lord, James Curtin, Randy Dill, Jacqueline Nowell, John Cotter, Gary Laskowski, Caitlin Taylor, William DiCristofaro, Thomas Sevigny and Harvey Thomas-BOS Liaison.

Absent Member(s):

Other(s): Gary Bogan**,** David Byrd-Liaison Goodspeed Managing Director**,** Amalia Shaltiel and Ruth Ziobron.

2. Approval of Minutes – Meeting of December 8, 2022
Motion to approve the meeting minutes.
Dill/Cotter **Passed Unanimously**

3. Old Business
Chair Kolek informed the Agency that meetings could be attended remotely, if necessary, with 48 hours' notice. A special link would be established by the First Selectman's office.

A. Environmental Consultant Subcommittee
Mr. Cotter reviewed the Environmental Consultant Meeting's Executive Summary which is posted on the Redevelopment Agency webpage. Proposed bids were discussed in executive session at the end of the meeting. Ms. Nowell noted the Consultants all recommended performing more testing. The Consultants encouraged putting the property for sale to developers while the Redevelopment Agency is making decisions. Mr. Curtin advised of the benefits of having a developer early in the process because remediation would need to be designed with a plan. It was noted that it would be easier to get grants for a plan with a developer. Ms. Nowell stated they should all run concurrent during the entire process of getting the grants, a developer and a conceptual plan.

Mr. Cotter, David Byrd-Goodspeed Managing Director, and Donna Lynn-Goodspeed met December 21st. Mr. Byrd will be liaison to the Agency from the Goodspeed.

4. New Business
A. Financial planning –Capital Requests for FY24
Mr. Curtin stated the Environmental Consultant had quoted $5,000 for the reassessment of data already collected. Additional sampling/testing will be required for data gaps. Agency Members agreed there was enough in this year's budget for the Environmental Consultant's reassessment of the data.

Discussion regarding hiring a grant writer was held. It was Agency consensus that a grant writer would help find funding for the project and was worth the investment.

Mr. Thomas advised the BOF had a contingency account which may be available for overages to this year's budget.

Motion to fund an Environmental Reassessment and Grant Writer from the money remaining in the 2022-2023 budget and ask the Board of Finance for the overage to be funded through the Contingency Account.
Dill/Lord **Passed Unanimously**

There was discussion prioritizing items to be included in the 2023-2024 budget.

-Grant writer for cafeteria writing	$ 50,000
-Charette	$150,000
-Tif Advisement	$ 60,000
-Environmental Consultant	$100,000
-Legal	$ 15,000
-Additional Random Sampling	$ 20,000
-Commercial Marketing/Appraisal	$ 7,000

Motion to approve the proposed line items for the 2023-2024 budget.

Mr. Thomas reminded the Agency to provide supporting documentation for the 2023-2024 budgeting cycle.

Lord/Cotter **Passed unanimously.**

6. Public Comment
Chair Kolek stressed the importance of community input throughout the process. She welcomed citizens' input during public meetings or via email.

Email: From Marylin Gleason and Rob Smith. They advised having an environmental consultant and cleaning the site before a developer stating it would make the land more valuable, bring in more revenue, and allow for more development options. They suggested developing a project plan. Mr. Lord agreed that developing a plan of action was important. He added it was premature now because the RA was still in the information gathering stage.

Ms. Shaltiel encouraged a grant writer and suggested Nefeli Bompoti, PHD Program Manager from UConn. She said she offered technical assistance for Brownfields. Ms. Shaltiel stated there would be more interest if the site was cleaned. She reminded the Agency to plan for the whole Redevelopment Map and suggested asking the BOS to expand the Redevelopment Map. She suggested developing a master plan.

A liaison from Haddam was suggested.

Mr. Bogan agreed to putting a for sale sign up to advertise the property.

6. Review of TIF RFP (Possible executive session per C.G.S 1-200(6)€ & 1-210(b)(24))

Motion to go into executive session at 8:15 p.m. and invite Harvey Thomas.
Lord/Nowell **Passed Unanimously**

8:46 Agency out of executive session. No motions or decisions were made.

7. Adjournment at 8:46 p.m.
Lord/Cotter **Passed Unanimously**

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary